

MC/17/1524

Date Received: 27 April, 2017

Location: 120 Church Street, Cliffe, Rochester,, ME3 7PU

Proposal: Construction of a 2 storey side and single storey rear extension and porch to front - Demolition of an existing single storey garage to side

Applicant: Mr & Mrs Friend

Agent: Mr Ripley Cre8room Limited Unit 20 Castle View Business Centre Gas House Road Rochester ME1 1PB

Ward Strood Rural

Case Officer Amanda Grout

Contact Number 01634 331700

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**Recommendation of Officers to the Planning Committee, to be considered and determined by the Planning Committee at a meeting to be held on 5 July 2017.**

**Recommendation - Approval with Conditions**

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby permitted shall be carried out in accordance with the following approved plan:

Drawing Number 120F received 27 April 2017.

Reason: For the avoidance of doubt and in the interests of proper planning.

- 3 All materials used externally shall match those of the existing building.

Reason: To ensure that the appearance of the development is satisfactory and without prejudice to conditions of visual amenity in the locality, in accordance with Policy BNE1 of the Medway Local Plan 2003.

**For the reasons for this recommendation for approval please see Planning Appraisal Section and Conclusions at the end of this report.**

## **Proposal**

This application is for the construction of a 2 storey side and single storey rear extension and porch to front - Demolition of an existing single storey garage to side.

The two storey side extension would measure approx. 2.7m wide, 5.5m long and 7.1m in height to the ridge with a gable end roof. The single storey rear extension would project approx. 4.7m from the back of the property attached to the existing rear extension and would be 4m wide (7m total width including existing extension) and 3m in height with a flat roof. The porch would measure approx. 1.8m wide, 2.3m long and 4m high.

The proposal would replace the existing porch and enlarge the existing kitchen and create a utility room and storage on the ground floor and create a new third bedroom and the existing third bedroom would be converted to an en-suite bathroom.

## **Relevant Planning History**

The property appears to have been extended at the rear, however there is no planning record for this extension.

## **Representations**

The application has been advertised by individual neighbour notification letters to the owners and occupiers of neighbouring properties.

**Two letters** of representation have been received from Cliffe & Cliffe Woods Parish Council and Dickens' Country Protection Society objecting to the proposal on the following grounds:

- Loss of garage
- Inadequate on street parking

## **Development Plan**

The Development Plan for the area comprises the Medway Local Plan 2003 (the Local Plan). The policies referred to within this document and used in the processing of this application have been assessed against the National Planning Policy Framework 2012 and are considered to conform.

## **Planning Appraisal**

### *Design*

The host property is located within a predominately residential area of Cliffe with the Memorial Hall opposite and recreation ground and allotments nearby. The proposed development would be visible from neighbouring properties, gardens and within the

streetscene. The proposed side extension is considered to be subservient to the host property as it would be set back from the front building line of the property by approximately 2.7m and would be constructed with a gable end roof to match that on the host property with a lower ridge line. The side extension would also be set in approximately 350mm from the south boundary. The property is a detached property, the design of the proposed side extension with a gable end roof profile, significant set back from the front, and set in from the boundary, would result in a development that is not imposing or intrusive within the streetscene. The proposed development would not cause harm to the character of the area. As such, no objection is raised with regards to design and scale.

The proposed single storey rear extension would not be visible from the streetscene and would have a modest projection and height. The proposed replacement porch would be of a size and design in keeping with the host property and would not be detrimental to the character of the area.

The proposal would conform to Policy BNE1 of the Medway Local Plan 2003. A condition has been recommended to ensure that the materials used on the external surface match that of the existing dwelling in order to maintain its appearance and in turn preserve that of the area as a whole.

#### *Impact on Amenity*

The neighbour at No. 116 Church Street is located to the south of the application site. It is noted at the site visit that this property and the application property are separated by a private vehicle access to the property to the east, No. 118 and there would be a gap of approximately 6m separation distance from the flank (south) elevation of the proposed extension to the flank (north) elevation of No. 116. As such, due to the distance to the neighbouring properties, the proposed extension would not have any detrimental impact in terms of loss of outlook, overlooking or overshadowing.

Consequently, it is considered that the proposed development would not have a harmful impact on the amenity of the neighbouring occupiers. The proposal is therefore in accordance with Policy BNE2 of the Medway Local plan 2003.

#### *Highways*

The proposal would reconfigure the first floor accommodation and would not increase the amount of bedrooms for the dwelling. There would be a loss of parking through the demolition of the garage however one off road parking space would remain to the front of the property. On street parking is available in the form of on street parking bays located to the north of the site and the Memorial Hall opposite has its own entrance and car park. The existing garage is capable of accommodating a car but not with storage of essential household items such as lawn mowers, bikes, freezers etc. The amount of bedrooms is not increasing and the garage is currently used for storage and therefore not accommodating a car. It is therefore considered that the loss of the garage would not substantially alter the existing situation in terms of off road parking.

Therefore the proposal would be in accordance with Policy T13 of the Medway Local Plan 2003.

## **Conclusions and Reasons for Approval**

The proposed development would not detract from the character of the area. There would be no significant impact on the amenity of neighbouring properties or the highways and as such, the application would not conflict with Policies BNE1, BNE2 and T1 of the Medway Local Plan 2003.

This application would normally be determined under delegated powers but is being referred for determination by Planning Committee due to representations being received from the Cliffe and Cliffe Woods Parish Council and the Dickens' Country Protection Society expressing views contrary to the Officer's recommendation.

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## **Background Papers**

The relevant background papers relating to the individual applications comprise: the applications and all supporting documentation submitted therewith; and items identified in any Relevant History and Representations section within the report.

Any information referred to is available for inspection in the Planning Offices of Medway Council at Gun Wharf, Dock Road, Chatham ME4 4TR and here <http://publicaccess.medway.gov.uk/online-applications/>